



CITY OF ANAHEIM, CALIFORNIA

Planning Department

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**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT NO. 321  
ANAHEIM STADIUM AREA MASTER LAND USE PLAN  
NOVEMBER 1996**

The City of Anaheim will be the lead agency and will prepare an Environmental Impact Report (EIR) for the Anaheim Stadium Area Master Land Use Plan (MLUP) (the "Project"). Comments from interested agencies are requested as to the scope and content of the environmental information which is pertinent to each agency's statutory responsibilities in connection with the proposed Project.

The Project area encompasses approximately 640 acres, and is located in the south-central portion of the City of Anaheim in north central Orange County. The project area is located generally west of the Santa Ana River and the SR-57 (Orange Freeway), south of the Southern California Edison easement and Cerritos Avenue, east of the I-5 (Santa Ana Freeway), and north of Chapman Avenue.

Existing land uses within and surrounding the Project area include Anaheim Stadium, Arrowhead Pond of Anaheim, Amtrak/Metrolink station, and a mix of light industrial, office, retail, and service establishments.

The proposed Project includes the preparation of a MLUP and Master EIR (MEIR) for the development of the area surrounding, but not including, the Anaheim Stadium property. The Project will include the completion of planning documents that will guide development of the greater Stadium Area through detailed zoning and development standards and design guidelines. The MLUP will also include a master landscape plan, streetscape program, identity program, and public facilities plan. Apart from the streetscape and identity programs, and certain public improvements, the MLUP will not provide for any specific development projects; rather it is intended to provide a range of land uses and development intensity for future development proposals through a comprehensive land use plan.

The environmental issues to be addressed in the EIR will include, but not be limited to, the following:

Aesthetics/Visual Resources  
Air Quality  
Earth Resources-Geology  
Soil & Seismicity  
Hazardous Material Compliance  
Transportation/Circulation  
Cultural Resources

Population, Employment & Housing  
Hydrology/Water Quality  
Land Use  
Noise  
Public Services  
Public Utilities/Energy Consumption  
Growth Inducing & Cumulative Impacts





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In accordance with the time limits mandated by State Law, please send your response at the earliest possible date, but no later than 30 days after receipt of this notice, to:

Mr. Greg McCafferty, Associate Planner  
City of Anaheim Planning Department  
200 South Anaheim Boulevard #162  
Anaheim, CA 92805

The City will conduct a public scoping meeting as part of the environmental review process. Scoping is useful in identifying potential environmental issues to be analyzed in the MEIR. It should be noted that this is an optional process and is conducted to receive public input, not to consider the merits of the proposal. The decision-making process will commence following completion of the MEIR.

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND A PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CONSULTANTS PREPARING THE EIR.**

**The public scoping meeting will be held on:**

November 26, 1996 at 6:00 p.m.  
City of Anaheim  
City Council Chamber  
200 South Anaheim Boulevard  
Anaheim, California

Thank you for your prompt response. If you have any questions, please contact Greg McCafferty at (714) 254-5139, extension 5743.

REPORT OF THE COMMISSION  
ON THE STATE OF THE  
UNION, 1890-1891  
CHAPTER I

The Commission on the State of the Union, created by the  
Joint Resolution of the Senate and House of Representatives,  
passed July 1, 1889, and continued by subsequent resolutions,  
has the honor to submit to the Senate and House of Representatives  
this report on the state of the Union for the year 1890-1891.

JOHN D. LONG, Chairman,  
U. S. Senate,  
Washington, D. C.  
January 1, 1891.

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN  
OTHERWISE. DATE 10-10-2001 BY SP-6 JRS/STP

The Commission on the State of the Union, created by the

JOHN D. LONG, Chairman,  
U. S. Senate,  
Washington, D. C.  
January 1, 1891.

There are no more copies. If you have any questions, please contact the  
Library of Congress, Washington, D. C.



## ANAHEIM STADIUM AREA MASTER LAND USE PLAN

### INTRODUCTION

The City of Anaheim ("City") is the Lead Agency responsible for preparing a MEIR for the actions related to implementation of the proposed Anaheim Stadium Area MLUP (the "Project"). The Project encompasses approximately 640 acres, and is located within the south-central portion of the City. The project site surrounds the 167-acre Sportstown Anaheim site encompassing the existing Anaheim Stadium site and outlying parcels at the southeast corner of Katella Avenue and State College Boulevard. A separate EIR (No. 320) was prepared for Sportstown Anaheim and was certified by the City Council on July 9, 1996.

In order to further implement the economic development and enhancement goals with regard to the greater Stadium Area, the Anaheim City Council on January 9, 1996, directed City staff to prepare a MLUP and MEIR. The Anaheim Stadium Area MLUP addresses the 640 acres within the greater Anaheim Stadium Area surrounding the area addressed by the Sportstown Anaheim EIR. This study effort will result in the completion of planning documents that will guide future development through detailed zoning and development standards, design guidelines, master landscape plan, streetscape program, identity program and public facilities plan. The MLUP will also identify distinct linkages between Sportstown Anaheim, Arrowhead Pond of Anaheim, and the Anaheim Resort area including the Anaheim Convention Center and the Disneyland Resort. A list of potential discretionary actions is provided later in this document.

This Notice of Preparation (NOP) includes a project description that identifies probable environmental effects and describes the actions required for Project approval. This NOP is being distributed to all responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA).

### EXISTING CONDITIONS

The Project area is already developed and consists of Amtrak/Metrolink facilities, the Arrowhead Pond of Anaheim and a mix of office, light industrial and service uses. The Project is located within the Anaheim Stadium Area and is designated as Business Office/Service/Industrial on the Anaheim General Plan Land Use Map. A portion of the Project area located adjacent to I-5 is also located in the Anaheim Commercial/Industrial Redevelopment Project. Surrounding land uses include commercial recreation, and a mix of office, service, retail and industrial uses. Regional access to the site is provided from SR-57 and I-5. Local access to the Project area is from State College Boulevard, Orangewood Avenue, Katella Avenue, Anaheim Boulevard and Cerritos Avenue.

In response to emerging market trends and the City's desire to examine land use opportunities in the greater Stadium Area, the Anaheim City Council directed staff to prepare the MLUP and MEIR. A number of factors including the success of the Arrowhead Pond of Anaheim which has attracted new fans and visitors to the area, has provided the City with an opportunity to explore land uses that would be complementary to both the Arena and the Stadium. In addition, ongoing efforts in the nearby Anaheim Resort coupled with the planned Disneyland Resort and Convention Center expansions provide the opportunity to examine linkages between these areas. The City of Anaheim has proposed the Anaheim Stadium Area MLUP and the recently approved Sportstown Anaheim as a means to facilitate the economic development and enhancement goals of the City for the greater Stadium Area by providing additional land use opportunities and sports/entertainment venues to meet the recreational, service and commercial needs of residents, fans, visitors, and local business community.

# INTRODUCTION

The City of Los Angeles (City) is the largest agency responsible for providing a public sewerage system for the City of Los Angeles. The City's sewerage system is one of the largest in the world, serving a population of over 4 million people. The City's sewerage system is a complex of pipes, pumps, and treatment plants that collect and treat wastewater from homes, businesses, and industries. The City's sewerage system is a vital part of the City's infrastructure, and it is essential for the City to maintain and improve it.

In order to better understand the sewerage system and to develop a plan for its improvement, the City has conducted a study of the sewerage system. This study is the first of a series of studies that will be conducted by the City over the next several years. The study will provide the City with the information it needs to make decisions about the future of the sewerage system. The study will also provide the public with the information it needs to make decisions about the future of the sewerage system. The study will be conducted in a number of ways, including public hearings, surveys, and studies of the sewerage system.

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## STUDY OBJECTIVES

The study will be conducted in a number of ways, including public hearings, surveys, and studies of the sewerage system. The study will provide the City with the information it needs to make decisions about the future of the sewerage system. The study will also provide the public with the information it needs to make decisions about the future of the sewerage system. The study will be conducted in a number of ways, including public hearings, surveys, and studies of the sewerage system.

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A planning process is currently underway to determine the appropriate concept and program for the Anaheim Stadium Area MLUP. Because the program is ongoing, it is not possible to precisely define the proposed project at this time. The environmental process, which is being conducted in connection with the planning process, will enable the Project to be developed with the objective of impact avoidance to the maximum extent feasible. A framework for the proposed Project is described in this NOP; however, changes may occur during the planning process. Changes in the proposed Project will be clearly noted in the draft EIR and assessed accordingly.

## **DESCRIPTION OF THE PROJECT**

### **Project Location**

As shown on Exhibit 1, the Project is located within Anaheim in central Orange County. The site occupies approximately 640 acres and is located generally west of the Santa Ana River and SR-57, south of the Southern California Edison easement and Cerritos Avenue, east of I-5, and 1000 feet south of Orangewood Avenue. Exhibit 2 depicts the project's specific location within the Anaheim Stadium Area.

### **Project Characteristics**

The proposed Project will identify subareas or districts and establish land uses and zoning and development standards and design guidelines for each district as well as maximum development intensities. The Project will also identify circulation and design linkages between Sportstown Anaheim and the Anaheim Resort (including the Convention Center and Disneyland Resort). Vehicular and pedestrian circulation patterns will be analyzed and a master landscape plan, streetscape program, identity program, and public facilities plan will be developed, including the creation of comprehensive landscape and graphic design elements for both public and private spaces. Exhibit 3 outlines the general estimated square footage for the proposed MLUP. Please note these are estimates and that the precise amount of square footage will be refined during preparation of the MLUP and draft EIR.

Although specific development projects have not been identified as part of the MLUP, the maximum square footage for each land use category would allow for any array of onsite uses. These may include retail (clothing stores, bookstores, specialty sporting goods, galleries), entertainment (movie theaters, live theaters, comedy clubs), restaurants (food court, sports bars and night clubs, coffee houses), sports-oriented businesses, office, hotels, banking, and other professional services. A comprehensive list of uses for each land use category will be developed as part of the MLUP.

### **Discretionary Action**

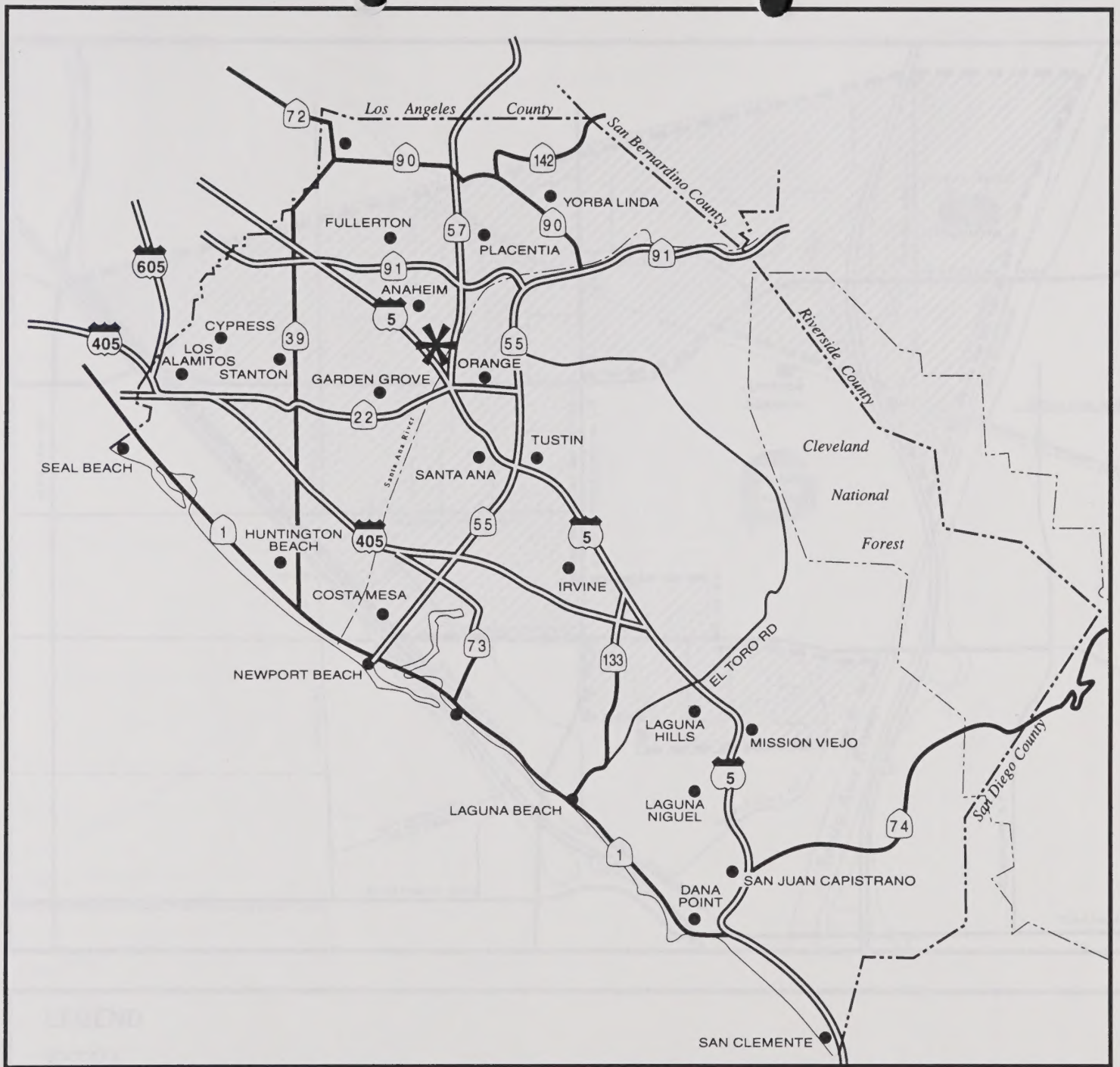
The City anticipates that the Project will require a number of discretionary actions. These actions may include but are not limited to: amendment to the General Plan, zoning reclassifications and related land use approvals which may include conditional use permits, variances, final site plans, and subdivision maps. Further, the Project may also require the following approvals by the City of Anaheim: financing mechanisms, agreements, demolition permits, grading permits, building permits, encroachment permits, property acquisition, implementation of the Anaheim Commercial/Industrial Redevelopment Project including agreements and improvements, and other actions related to implementation of the Project.

## **PURPOSE OF THE EIR**

The MEIR is being prepared by the City of Anaheim to assess the potential environmental impacts that may arise in connection with the future implementation of the Anaheim Stadium Area MLUP. In light of the range of actions and approvals that will be associated with future implementation of the Anaheim Stadium Area MLUP, the EIR is considered an MEIR as that term is defined in Section 21157 of the State CEQA Statutes. The EIR is also considered a project EIR for planned public improvements.







## LEGEND



Project Location



NORTH

3.0 1.5 0 3.0

SCALE IN MILES



Michael Brandman Associates

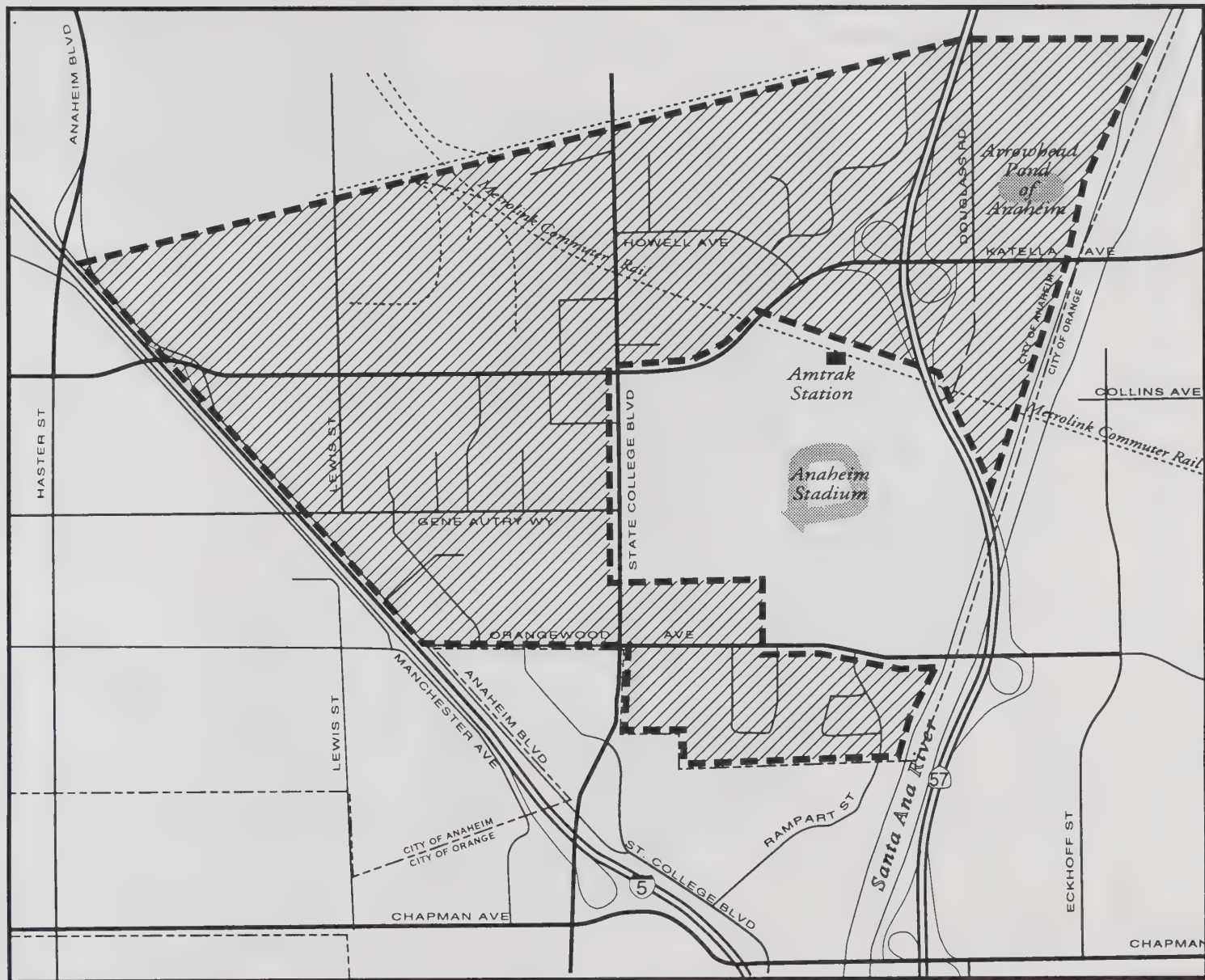
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exhibit 1  
Regional Location Map

ANAHEIM STADIUM AREA MASTER LAND USE PLAN EIR







## LEGEND



Project Site Location



NORTH

2000' 1000' 0' 2000'



Michael Brandman Associates

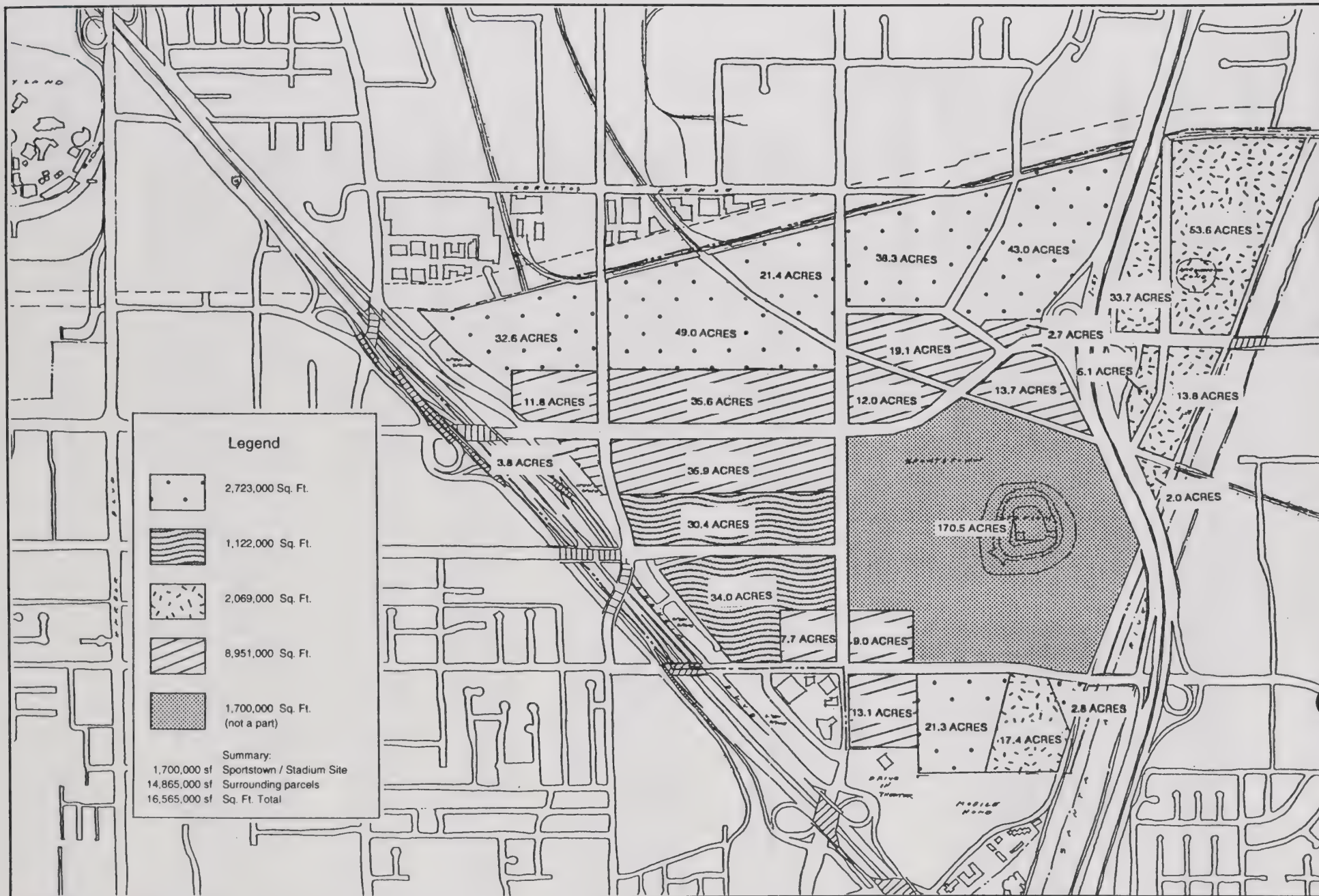
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exhibit 2  
Project Vicinity Map

ANAHEIM STADIUM AREA MASTER LAND USE PLAN EIR







Michael Brandman Associates



NORTH

1600 800 0 1600 feet

19870002 • 9/96

exhibit 3

Density Distribution

ANAHEIM STADIUM AREA MASTER LAND USE PLAN EIR





## **PROJECT ALTERNATIVES**

In addition to evaluating the potential environmental effects of the Project, the EIR will address a full range of project alternatives including, but not limited to, alternative land uses, and the "no-project" alternative as required by CEQA.

## **CUMULATIVE IMPACTS**

Section 15130 of the CEQA Guidelines require the consideration of cumulative impacts in the EIR. Cumulative impacts are defined as two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental effects. The individual effects may be changes resulting from a single Project or a number of separate projects. As part of this Project, the MEIR will identify which projects may contribute to cumulative impacts. More specifically, the MEIR will evaluate the change in the environment which may result from the cumulative impact of the Project when considered together with other closely related projects in the greater Stadium area.

## **RELEVANT PLANNING PROGRAMS**

Planning programs which are relevant to the Project area, but are not proposed as part of the Anaheim Stadium Area MLUP include the following:

- **Anaheim Commercial/Industrial Redevelopment Project:** The project addresses the revitalization and upgrading of residential, commercial and industrial properties and public properties/facilities within the area. The part of the Project that is relevant to the MLUP is the portion of the South Anaheim Boulevard Subarea adjacent to I-5.
- **Sportstown Anaheim EIR:** The Anaheim City Council has certified EIR No. 320 and approved Area Development Plan No. 120 for the Anaheim Stadium property and certain outlying parcels. The objectives of the project include the establishment of a plan for the economic development and enhancement of the Anaheim Stadium Property. The project EIR has environmentally cleared construction of a new football stadium, 750,000 square feet of retail, 250,000 square feet of office, 500 hotel rooms, 150,000-square foot exhibition center, and reconfiguration of the existing 16,000 space parking area for up to 15,570 onsite spaces.
- **Anaheim Resort Specific Plan:** The City of Anaheim has adopted a Specific Plan for approximately 483 acres of land in the City's Anaheim Resort area. The Specific Plan identifies districts in establishing land uses and development standards/design guidelines and specified public facilities necessary for ultimate development in the Anaheim Resort Specific Plan area.
- **Hotel Circle Specific Plan:** This specific plan, approved in August of 1994, covers a 6.8-acre portion of the Anaheim Resort. The plan area is located north of Katella Avenue between Clementine Street and Haster Street/Anaheim Boulevard. At build-out, the plan provides for a total of 969 hotel rooms with accessory restaurant and retail uses.
- **Anaheim Stadium Renovation:** The project involves the leasing and renovation of Anaheim Stadium including the reduction of seating capacity from 70,500 to approximately 45,000 seats (47,000 seats with group seating) resulting in a net reduction in building area of approximately 96,000 square feet; reconfiguration of guest facilities including widening of the concourses at certain locations to accommodate the consolidation of some of the concessions into food courts; construction of up to approximately 90 new luxury suites to replace 113 existing suites; a new architectural facade, landscape enhancements; and, a new Stadium Club restaurant and lounge.





- **Disneyland Resort Specific Plan:** The Resort, including the Disneyland Theme Park, Disneyland Hotel, and Disneyland Pacific Hotel is one of the most famous tourist destinations in the world. The Walt Disney Company has unveiled plans for an expansion to the Disneyland Resort. This expansion will include a second theme park (Disneyland's California Adventure) as well as a 750-room luxury hotel within the theme park and a Retail Entertainment Center. The project is scheduled to commence construction in 1997 with a completion date in 2001. In addition, Disneyland is in the process of a complete renovation of Tomorrowland, one of the Park's most popular attractions.
- **Katella Avenue Smart Street:** The Orange County Transportation Authority has certified an EIR for the Katella Avenue Smart Street Project which addresses the potential impacts of widening Katella Avenue throughout the Project area.

In addition, the City of Anaheim has prepared environmental assessments separate from the Katella Avenue Smart Street Project at the following critical intersections:

- Katella Avenue and Harbor Boulevard
- Katella Avenue and Haster Street
- Katella Avenue and State College Boulevard
- **The I-5 Widening EIR/EIS:** Caltrans and the Federal Highway Administration have certified the EIR/EIS for the I-5 Freeway Widening.
- **City of Anaheim Utility Undergrounding Program:** The City has adopted a program to underground overhead utility facilities within the Project area.
- **Convention Center Master Plan:** The City has prepared a comprehensive master plan to expand the 700,000 square feet of existing exhibit space at the Anaheim Convention Center to include approximately 700,000 square feet of new exhibit space, meeting rooms, and prefunction space. The expansion is scheduled for completion in 1999.
- **South Central Area Sewer Deficiency Study:** The City has completed a study of the South Central City sewer system to determine sewer capacities and provide remedial solutions based upon the General Plan land uses and densities.
- **Other Transportation Studies:** Other relevant studies include the Orange County Transportation Authority (OCTA) Major Investment Study for Urban Rail, Orange County Commuter Rail Study, SR-91 (Riverside Freeway) widening, SR-57 HOV (High Occupancy Vehicle) Lanes, SR-57 extension to I-405 (San Diego Freeway), Transit Way Interchange at Cerritos and the SR-57, and the Metropolitan Drive Extension in the City of Orange. In addition to these studies, the OCTA is studying the feasibility of expanding commuter rail service by utilizing existing Amtrak rail lines.

**City of Orange Katella Avenue Corridor:** Approved by the Orange City Council in October 1995, the Corridor is intended to provide for commercial and office uses with a specific focus on entertainment and recreational uses, regional and community-serving retail and service uses and higher intensity office developments.

The relationship of each of these programs and studies to the MLUP will be discussed in the EIR.





## **PROBABLE ENVIRONMENTAL EFFECTS**

The EIR is being prepared to assess the potential environmental impacts that may arise in connection with future implementation of the Anaheim Stadium Area MLUP. Based on the environmental characteristics of the Project area and review of existing data and relevant programs, implementation of the proposed Project may have the potential to create environmental impacts in the following areas: aesthetics/visual resources, air quality, earth resources-geology, soils and seismicity, hazardous materials compliance, hydrology/water quality, land use, noise, public services, utilities and energy consumption, population, employment and housing, transportation/circulation, and cultural resources. The developed character of the Project area precludes the potential of sensitive plant and/or animal species inhabiting the site or the surrounding area; therefore, the MEIR will not address the topic of biological resources.

## **LEAD AGENCY**

The City of Anaheim is the Lead Agency responsible for preparing the MEIR. The Project and environmental processing will be administered through the City of Anaheim Planning Department by:

Mr. Greg McCafferty, Associate Planner  
City of Anaheim Planning Department  
200 South Anaheim Boulevard  
Anaheim, California 92805  
(714) 254-5139, Ext. 5743



C124917681

# THE UNIVERSITY OF CALIFORNIA

The University of California is a public institution of higher learning, established by the people of the State of California in 1868. It is a non-profit organization, and its assets are held in trust for the benefit of the people of the State. The University is committed to the highest standards of academic excellence, and to the advancement of knowledge and the promotion of the general welfare of the community. It is a member of the Association of American Universities, and is affiliated with the National Academy of Sciences, the National Academy of Arts, and the National Academy of Medicine. The University is also a member of the Association of Public Universities and Colleges, and is affiliated with the National Association of Public Administrators. The University is a leader in the field of research, and is a major center of learning and research in the United States. It is a member of the Association of American Universities, and is affiliated with the National Academy of Sciences, the National Academy of Arts, and the National Academy of Medicine. The University is also a member of the Association of Public Universities and Colleges, and is affiliated with the National Association of Public Administrators. The University is a leader in the field of research, and is a major center of learning and research in the United States.

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